178.0	0003	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	851,800 / 851,800
					USE VALUE:	851,800 / 851,800
					ASSESSED:	851,800 / 851,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
20		RHINECLIFF ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MARKWARTH MARY E
Owner 2:	
Owner 3:	
Street 1:	20 RHINECLIFF ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 8,288 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1940, having primarily Vinyl Exterior and 2014 Square Feet, with 1 Unit, 0 Bath, 2 3/4 Baths, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8288.000	374,700	9,000	468,100	851,800
Total Card	0.190	374,700	9,000	468,100	851,800
Total Parcel	0.190	374,700	9,000	468,100	851,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 422.94 | /Parcel: 422.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	120443
GIS Ref	
GIS Ref	
Insp Date	10/16/08

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 178.0-0003-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	374,700	9000	8,288.	468,000	851,700	851,700	Year End Roll	12/18/2019
2019	101	FV	287,500	9300	8,288.	468,000	764,800	764,800	Year End Roll	1/3/2019
2018	101	FV	287,500	9300	8,288.	394,500	691,300	691,300	Year End Roll	12/20/2017
2017	101	FV	287,500	9300	8,288.	361,100	657,900	657,900	Year End Roll	1/3/2017
2016	101	FV	287,500	9300	8,288.	307,600	604,400	604,400	Year End	1/4/2016
2015	101	FV	272,200	9600	8,288.	267,500	549,300	549,300	Year End Roll	12/11/2014
2014	101	FV	272,200	9600	8,288.	247,400	529,200	529,200	Year End Roll	12/16/2013
2013	101	FV	272,200	9600	8,288.	235,400	517,200	517,200		12/13/2012

!13972!

PRINT

Date	Time
12/11/20	03:51:35

LAST REV

Date	Time
07/27/20	13:04:30
jorourke	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13972

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	11495-742		4/24/1968			No	No		DOD: Hans Markwarth, 07/01/2019

USER DEFINED

Prior Id # 1:	120443
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
3/5/2009	122	Re-Roof	9,300					
2/26/2008	108	Redo Bat	4,500	C		G9	GR FY09	
11/7/1996	589		16,000					REMODEL KITCHEN
9/2/1994	503		10,000					INGROUND POOL 14X3
6/23/1994	298		20,000					REMODEL 2ND FLOOR
5/5/1994	167		1,000					DEMO GARAGE

ACTIVITY INFORMATION

Date	Result	By	Name
7/27/2020	OWNR INFO	JO	Jenny O
10/16/2008	Meas/Inspect	163	PATRIOT
12/27/1999	Meas/Inspect	163	PATRIOT
12/1/1981		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8288		Sq. Ft.	Site		0	70.	0.81	7									468,050						468,100	

Total AC/HA:	0.19027	Total SF/SM:	8288	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total: 468,050	Spl Credit		Total: 468,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1940	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:	2	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.17135048
Const Adj.:	0.99989998
Adj $ / SQ:	152.260
Other Features:	94750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	460309
Depreciation:	85618
Depreciated Total:	374692

COMMENTS

FULL BATH TO1/2 100% COMPLETED.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	9	BRs:	4	Baths:					HB	1	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	2008
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

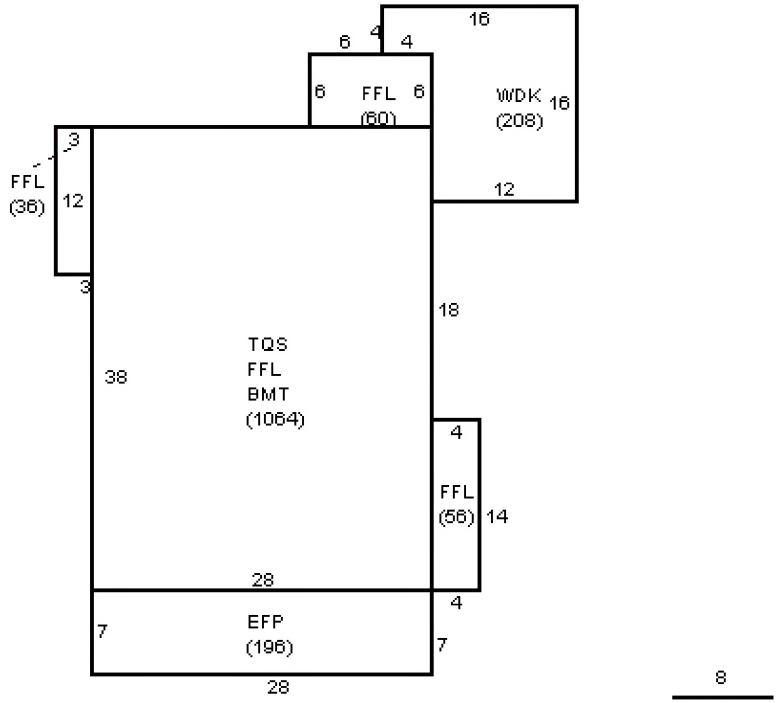
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	152.26
Special Features:	0	Val/Su Net:	107.61
Final Total:	374700	Val/Su SzAd	186.05

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,216	152.260	185,149
BMT	Basement	1,064	45.680	48,602
TQS	3/4 Story	798	152.260	121,504
WDK	Deck	208	10.810	2,248
EFP	Enclos Porch	196	41.110	8,058

Net Sketched Area:	3,482			Total:	365,561
Size Ad	2014	Gross Are	3748	FinArea	2014

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

178.0-0003-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
2	Frame Shed	D	Y	1	10X8	A	AV	1990	0.00	T	23.2	101						
11	Pool-Vinyl	D	Y	1	18X36	A	AV	1995	17.13	T	19.2	101			9,000			9,000

More:	N	Total Yard Items:	9,000	Total Special Featues:	Total: 9,000